

Auditing Procedures Report

Issued under P.A. 2 of 1968, as amended and P.A. 71 of 1919, as amended.

Local Unit of Government Type <input type="checkbox"/> County <input type="checkbox"/> City <input type="checkbox"/> Twp <input type="checkbox"/> Village <input type="checkbox"/> Other		Local Unit Name		County
Fiscal Year End	Opinion Date		Date Audit Report Submitted to State	

We affirm that:

We are certified public accountants licensed to practice in Michigan.

We further affirm the following material, "no" responses have been disclosed in the financial statements, including the notes, or in the Management Letter (report of comments and recommendations).

YES
NO

Check each applicable box below. (See instructions for further detail.)

1. ☐ ☐ All required component units/funds/agencies of the local unit are included in the financial statements and/or disclosed in the reporting entity notes to the financial statements as necessary.
2. ☐ ☐ There are no accumulated deficits in one or more of this unit's unreserved fund balances/unrestricted net assets (P.A. 275 of 1980) or the local unit has not exceeded its budget for expenditures.
3. ☐ ☐ The local unit is in compliance with the Uniform Chart of Accounts issued by the Department of Treasury.
4. ☐ ☐ The local unit has adopted a budget for all required funds.
5. ☐ ☐ A public hearing on the budget was held in accordance with State statute.
6. ☐ ☐ The local unit has not violated the Municipal Finance Act, an order issued under the Emergency Municipal Loan Act, or other guidance as issued by the Local Audit and Finance Division.
7. ☐ ☐ The local unit has not been delinquent in distributing tax revenues that were collected for another taxing unit.
8. ☐ ☐ The local unit only holds deposits/investments that comply with statutory requirements.
9. ☐ ☐ The local unit has no illegal or unauthorized expenditures that came to our attention as defined in the *Bulletin for Audits of Local Units of Government in Michigan*, as revised (see Appendix H of Bulletin).
10. ☐ ☐ There are no indications of defalcation, fraud or embezzlement, which came to our attention during the course of our audit that have not been previously communicated to the Local Audit and Finance Division (LAFD). If there is such activity that has not been communicated, please submit a separate report under separate cover.
11. ☐ ☐ The local unit is free of repeated comments from previous years.
12. ☐ ☐ The audit opinion is UNQUALIFIED.
13. ☐ ☐ The local unit has complied with GASB 34 or GASB 34 as modified by MCGAA Statement #7 and other generally accepted accounting principles (GAAP).
14. ☐ ☐ The board or council approves all invoices prior to payment as required by charter or statute.
15. ☐ ☐ To our knowledge, bank reconciliations that were reviewed were performed timely.

If a local unit of government (authorities and commissions included) is operating within the boundaries of the audited entity and is not included in this or any other audit report, nor do they obtain a stand-alone audit, please enclose the name(s), address(es), and a description(s) of the authority and/or commission.

I, the undersigned, certify that this statement is complete and accurate in all respects.

We have enclosed the following:	Enclosed	Not Required (enter a brief justification)		
Financial Statements	<input type="checkbox"/>			
The letter of Comments and Recommendations	<input type="checkbox"/>			
Other (Describe)	<input type="checkbox"/>			
Certified Public Accountant (Firm Name)		Telephone Number		
Street Address		City	State	Zip
Authorizing CPA Signature	Printed Name		License Number	

LANSING HOUSING COMMISSION

Financial Statements

June 30, 2006

Audited by

JOHN C. DIPIERO, P.C.

Certified Public Accountant

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The Lansing Housing Commission's management's discussion and analysis is designed to (a) assist the reader in focusing on significant financial issues, (b) provide an overview of the Commission's financial activity, (c) identify changes in the Commission's financial position (its ability to address the next and subsequent year challenges), and (d) identify individual fund issues or concerns. The management discussion and analysis should be read in conjunction with the auditor's opinion letter and the financial statements.

Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Commission's Executive Director or the Financial Manager.

Entity-Wide Statements

These statements include a Statement of Net Assets, which is similar to a Balance Sheet.

The Statement is presented in a format where assets, minus liabilities, equals "Net Assets", formerly known as equity. The Statement of Revenues, Expenses and Changes in Fund Net Assets (similar to an Income Statement). The Statement of Cash Flows is also included, which discloses net cash provided by, or used for operating activities, non-capital financing activities and from capital and related financing activities.

The combined financial statements show, in one place, all of the Commission's operations. Our statements are prepared on the accrual basis of accounting, which is similar to that used by most businesses. Under this method all revenues and expenses relating to the fiscal year are taken into account even if the cash involved has not actually been received or paid. The Financial Data Schedule included within the audit report contains all the programs of the Commission.

Fund Financial Statements

The Financial Data Schedule reports the Commission's operations in more detail. The Commission consists of exclusively Enterprise Funds. Enterprise funds utilize the full accrual basis of accounting. This method of accounting is similar to accounting used by the private sector.

Entity-Wide Financial Highlights

The Commission was awarded the following Federal Assistance:

	<u>Year 2005</u>	<u>Year 2004</u>
Operating Subsidies	\$ 1,983,183	\$ 1,727,978
Capital Fund Programs	1,403,137	1,750,738
Section 8 Vouchers	8,607,541	6,866,885
Section 8 New Construction	462,422	447,114
Shelter Plus Care	135,543	123,919

Combined Balance Sheet (condensed)

	2005 (millions of dollars)	2004 (millions of dollars)
Current Assets	\$ 6.32	\$ 5.81
Non-Current Assets	<u>17.77</u>	<u>19.01</u>
	24.09	24.82
Current Liabilities	.91	1.06
Non-Current Liabilities	<u>0.14</u>	<u>0.13</u>
	1.05	1.19
Net Assets	<u>23.04</u>	<u>23.63</u>

Major Factors Affecting the Combined Balance Sheet

The increase in Current Assets is due to unused Section 8 subsidy on hand at year end to be used for future Housing Assistance Payments. The balance in the Construction in Progress account was about \$470,000 less than a year ago, which contributed to the decrease in Non-Current Assets.

Capital Assets

At year end, the Lansing Housing Commission had over \$17 million invested in capital assets as reflected in the following schedule.

	2005	2004
Land	\$ 1,470,528	\$ 1,477,718
Buildings	40,868,056	39,979,565
Furniture, Equipment-Dwellings	537,688	550,443
Furniture, Equipment-Administrative	1,091,495	984,785
Construction in Progress	2,261,707	2,731,855
Accumulated Depreciation	<u>(28,458,178)</u>	<u>(26,709,556)</u>
Total	17,771,296	19,014,810

This year major additions were:

Capital Improvements Projects	
LaRoy Froh - Modernization	760,771
South Washington Park -	
Stair Tower Renovation	61,222
Equipment Purchases	96,357

Combined Statement of Income and Expenses (condensed)

The following schedule compares the revenues and expenses for the current and previous fiscal year.

	2005 (millions of dollars)	2004 (millions of dollars)
Revenues		
Tenant Rental Revenue and Other	1.68	\$ 1.64
HUD Grants	12.59	11.02
Interest Income	.08	.04
Other Income	<u>.17</u>	<u>.31</u>
Total Revenue	14.52	13.01

Expenses		
Administrative	2.38	2.40
Tenant Services	.009	.01
Utilities	.86	.78
Ordinary Maintenance	2.14	2.02
Protective Services	.015	.01
General Expenses	.40	.39
Loss on the Sale of Fixed Assets	(.055)	.001
Extra Ordinary Maintenance	.03	.01
Housing Assistance Payments	7.33	6.74
Depreciation	<u>1.85</u>	<u>1.79</u>
Total Expenses	<u>14.95</u>	<u>14.15</u>
Net Income (Loss)	<u>(.43)</u>	<u>(1.14)</u>

Major Factors Affecting the Combined Statement of Revenue and Expenses
(condensed)

HUD Grants increased due to receiving more subsidy and more vouchers issued for the Section 8 Housing Choice Voucher Program. Most expenses showed moderate fluctuations either up or down. Utility cost increased 10%. Housing Assistance Payments were up about 9%. Total expenses increased 6% compared to last year, while total revenue increased 12%.

General Fund Budgetary Highlights-Public Housing

	Budget	Actual	Variance
Dwelling Rent	1,700,000	1,570,527	129,473
HUD Subsidy	1,983,183	1,983,183	
Other Revenue	<u>678,285</u>	<u>694,850</u>	<u>(16,565)</u>
Total Operating Receipts	4,361,468	4,248,560	112,908
Operating Expenditures			
Administrative	816,291	833,120	(16,829)
Tenant Services	27,850	8,621	19,229
Utilities	838,000	862,783	(24,783)
Maintenance	1,641,652	1,694,996	(53,344)
Protective Services	10,000	15,380	(5,380)
General	1,124,000	1,130,157	6,157)
Other	<u>30,000</u>	<u>29,807</u>	<u>193</u>
Total Operating Expenses	<u>4,487,793</u>	<u>4,574,865</u>	<u>(87,072)</u>
Operating Income (Loss)	<u>(126,325)</u>	<u>(326,305)</u>	<u>199,980</u>

Total Operating Receipts fell about 3% short of the budget. Rent revenue was down from the prior year. The average rent per unit decreased 4%. Average water and sewer cost per ccf increased 6%. Maintenance materials were \$22,645 over budget, driven by increased costs, even though the total costs for the year was less than the previous year. Plus the average cost for the last two years was \$362,000 versus the budget of \$335,000.

Total Operating Expenses were greater than the amounts budgeted by \$87,072.

Economic Factors

Over time economic factors affect changes in the Commission's net assets and are an indicator of whether it is financially improving or deteriorating. Readers need to consider other non-financial factors such as changes in family composition, local inflationary, recessionary and employment trends, which can affect resident incomes and therefore the amount of rental income. HUD mandated program administrative changes, the physical condition of the Commission's capital assets, inflationary pressure on utility rates and supplies also need to be considered to assess the overall financial health of the Commission.

John C. DiPiero, P.C.

Certified Public Accountant

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Board of Commissioners
Lansing Housing Commission
310 Seymour
Lansing, Michigan 48933

Independent Auditor's Report

I have audited the financial statements listed in the Table of Contents of the Lansing Housing Commission as of and for the year ended June 30, 2006. These financial statements are the responsibility of the Housing Commission's management. My responsibility is to express an opinion on the financial statements based on my audit.

I conducted my audit in accordance with auditing standards generally accepted in the United States of America and standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States. Those standards require that I plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. I believe that my audit provides a reasonable basis for my opinion.

In my opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Lansing Housing Commission as of June 30, 2006, and the results of its operations and the cash flows for the year then ended, in conformity with accounting principles generally accepted in the United States of America.

In accordance with Government Auditing Standards, I have also issued my report dated September 22, 2006 on my consideration of the Lansing Housing Commission's internal control over financial reporting and on my tests of its compliance with certain provisions of laws, regulations, contracts, and grants.

The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by U. S. Office of Management and Budget Circular A-133, Audits of States, Local Governments, and Non-Profit Organizations, and is not a required part of the financial statements. Such information has been subjected to the auditing procedures applied in the audit of the financial statements and, in my opinion, is fairly stated, in all material respects, in relation to the financial statements taken as a whole.

Required Supplemental Information

The Management's Discussion and Analysis and the required supplemental information are not a required part of the basic financial statements but is supplemental information required by the Governmental Auditing Standards Board. I have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the supplemental information. However, I did not audit the information and express no opinion on it.

Combining Financial Statements

My audit was conducted for the purpose of forming an opinion on the financial statements taken as a whole. The accompanying Financial Data Schedule is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in my opinion, if fairly stated in all material respects in relation to the financial statements taken as whole.

Certified Public Accountant

September 22, 2006

LANSING HOUSING COMMISSION
Statement of Net Assets
June 30, 2006

ASSETS

C-3007

CURRENT ASSETS

Cash & Cash Equivalents	\$ 3,733,983
Accounts Receivable (Net)	464,635
Investments	664,856
Prepaid Expenses & Inventory (Net)	<u>431,720</u>

Total Current Assets	\$ 5,295,194
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NON CURRENT ASSETS

Land	\$ 1,470,528
Buildings	42,224,101
Infrastructure	1,445,821
Furniture, Equipment- Dwellings	554,848
Furniture, Equipment- Administrative	1,085,784
Construction in Progress	117,145
Accumulated Depreciation	<u>(30,351,590)</u>

Total Non Current Assets	<u>16,546,637</u>
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TOTAL ASSETS

\$ 21,841,831

LANSING HOUSING COMMISSION
Statement of Net Assets
June 30, 2006

LIABILITIES

C-3007

CURRENT LIABILITIES

Accounts Payable	\$	115,158
Accrued Liabilities		97,553
Accounts Payable- Other Government		51,672
Compensated Absences		42,058
Tenants Security Deposit		100,947
Deferred Revenue		<u>17,658</u>

<u>Total Current Liabilities</u>	\$	425,046
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NONCURRENT LIABILITIES

Compensated Absences		<u>168,235</u>
<u>Total Liabilities</u>	\$	593,281

Net Assets:

Investment in Fixed Assets net of Related Debt	\$	16,546,637
Unrestricted Net Assets		<u>4,701,913</u>

<u>Total Net Assets</u>		<u>21,248,550</u>
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<u>TOTAL LIABILITIES & NET ASSETS</u>	\$	<u>21,841,831</u>
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The Accompanying Footnotes are an Integral Part of the Financial Statements.

LANSING HOUSING COMMISSION
Statement of Revenues, Expenses, and Changes in Net Assets
For the year ended June 30, 2006

	<u>Business Type Activities</u>
<u>OPERATING REVENUE</u>	
Tenant Rental Revenue	\$ 1,574,874
Tenant Revenue-Other	135,002
HUD Grants	11,936,301
Interest Income	143,475
Other Income	<u>158,885</u>
<u>Total Operating Revenue</u>	\$ 13,948,537
<u>OPERATING EXPENSES</u>	
Administrative	\$ 2,485,034
Tenant Services	5,242
Utility Expenses	963,762
Ordinary Maintenance	2,228,341
Protective Services	8,371
General Expenses	<u>424,641</u>
<u>Total Operating Expenses</u>	<u>6,115,391</u>
<u>Operating Income (Loss)</u>	\$ 7,833,146
<u>NONOPERATING REVENUE (EXPENSES)</u>	
Housing Assistance Payments	\$ (8,208,450)
Extra Ordinary Maintenance	(27,597)
Gain (Loss) on Sale of Assets	(50,232)
Depreciation Expenses	<u>(1,997,378)</u>
<u>Total NonOperating Revenue (Expenses)</u>	<u>(10,283,657)</u>
<u>Income (Loss) before Contributions</u>	\$ (2,450,511)
<u>CAPITAL CONTRIBUTIONS</u>	<u>920,044</u>
<u>Changes in Net Assets</u>	\$ (1,530,467)
Total Net Assets- Beginning	\$ 23,050,552
Equity transfer- Oliver Garden	
Limited Dividend Housing Association	
Limited Partnership	(270,536)
Inventory Adjustment	<u>(999)</u>
	<u>22,779,017</u>
Total Net Assets- Ending	\$ <u>21,248,550</u>

The Accompanying Notes are an Integral part of the Financial Statements

LANSING HOUSING COMMISSION
Statement of Cash Flows
For the Year Ended June 30, 2006

Business Type Activities

CASH FLOWS FROM OPERATING ACTIVITIES

Receipts from Customers	\$ 1,709,791
Payments to Suppliers	(11,393,847)
Payments to Employees	(1,974,441)
HUD Grants	12,856,345
Other Receipts (Payments)	<u>252,128</u>
Net Cash Provided (Used) by Operating Activities	\$ 1,449,976

CASH FLOWS FROM CAPITAL AND
RELATED FINANCING ACTIVITIES

Purchases of Capital Assets	\$ <u>(800,760)</u>
Net Increase (Decrease) in Cash and Cash Equivalents	\$ (649,216)
Cash Balance- Beginning of Year	<u>4,383,199</u>
Cash Balance- End of Year	\$ <u>3,733,983</u>

RECONCILIATION OF OPERATING INCOME (LOSS) TO NET
CASH PROVIDED (USED) BY OPERATING ACTIVITIES

Net Profit or (Loss)	\$ (1,530,467)
Adjustments to Reconcile Operating Income to Net Cash Provided (Used) by Operating Activities:	
Depreciation	1,997,378
Changes in Assets (Increase) Decrease:	
Receivables (Gross)	2,993
Investments	(7,071)
Prepaid Expenses	431,291
Changes in Liabilities Increase (Decrease):	
Accounts Payable	(76,061)
Accrued Liabilities	12,444
Account Payable- HUD	(52,684)
Accounts Payable-Other Governments	(11,764)
Accrued Compensated Absences	12,102
Security Deposits	(3,968)
Deferred Revenue	<u>(828)</u>
Net Cash Provided by Operating Activities	\$ <u>1,449,976</u>

The Accompanying Notes are an Integral part of the Financial Statements

LANSING HOUSING COMMISSION
Notes to Financial Statements
June 30, 2006

NOTE 1: Summary of Significant Accounting Policies

Reporting Entity-

Lansing Housing Commission, Lansing, Michigan, (Commission) was created by ordinance of the city of Lansing. The Commission signed and Annual Contributions Contract (ACC) with the U.S. Department of Housing and Urban Development (HUD). The ACC requires the Commission to provide safe, sanitary and decent housing for qualifying senior and low income families.

The Commission consists of the following:

MI 58-2-12, 15	Low rent program	833	units
MI 33-V058-6, 15	Section 8 Vouchers	1700	units
MI 28-8023-1	New Construction	100	units

In determining the reporting entity, the manifestations of oversight, as defined by the Governmental Accounting Standards Board (GASB), Cod. sec 2100, were considered. The criteria include the following:

The nucleus of the financial reporting entity as defined by the Governmental Accounting Standards Board (GASB) Statement No. 14 is the "primary government". A fundamental characteristic of a primary government is that it is a fiscally independent entity. In evaluating how to define the financial reporting entity, management has considered all potential component units. A component unit is legally separate entity for which the primary government is financially accountable. The criterion of financial accountability are the ability of the primary government to impose its will upon the potential component unit. Based on the above criteria, no component units are reported.

These criteria were considered in determining the reporting entity.

Basis of Presentation-

The accounts of the Commission are organized by the Catalog of Federal Domestic Awards (CFDA) numbers, in the Financial Data Schedule; each of which is considered a separate accounting entity. The operations of each fund are accounted for with a separate set of self balancing accounts that comprise its assets, liabilities, net assets, revenues, and expenditures, or expenses, as appropriate. Commission resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Notes to Financial Statements- continued

Proprietary Funds

Enterprise Funds- Enterprise Funds are used to account for operations (a) that are financed and operated in a manner similar to private business enterprises- where the intent of the governing body is that the costs (expenses, including depreciation) of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges; or (b) where the governing body has decided that periodic determination of revenues earned, expenses incurred, and/or net income is appropriate for capital maintenance, management control, accountability, or other purposes.

Basis of Accounting-

Basis of accounting refers to when revenues and expenditures or expenses are recognized in the accounts and reported in the financial statements. Basis of accounting relates to the timing of the measurements made, regardless of the measurement focus applied.

Proprietary Funds are accounted for using the accrual basis of accounting. The revenues are recognized when they are earned, and their expenses are recognized when they are incurred.

Prior to October 1, 1999, the Commission followed a basis of accounting consistent with the cognizant agency, the U. S. Department of Housing and Urban Development, HUD. Those practices differed from Generally Accepted Accounting Principals (GAAP); however, for all fiscal years beginning on or after October 1, 1999, HUD has required adherence to GAAP. Therefore, the current and future financial presentations will follow GAAP and the Financial Accounting Standards Board (FASB) pronouncements issued subsequent to November 30, 1989, unless those pronouncements conflict with or contradict GASB pronouncements.

Budgetary data-

Formal budgetary integration is employed as a management control device during the year in proprietary type funds. Budgets for funds are adopted on a basis consistent with generally accepted accounting principles (GAAP) for that fund type. The Commission adopts a budget annually, and amends the budgets as it feels necessary in order to maintain financial integrity.

Assets, Liabilities, and Net Assets-

Deposits & Investments

Deposits are stated at cost; the carrying amount of deposits is separately displayed on the balance sheet as cash and cash equivalents; investments are stated at cost which approximates market.

Notes to Financial Statements- continued

Cash Equivalents

Cash Equivalents represent investments purchased with a three month maturity or less; investments meeting this criteria are reclassified for financial statement purposes as cash.

Inventory

Inventory is valued at average cost. The Commission uses a weighted average price of remaining inventory to value the remaining stock. Inventory consist of expendable supplies held for consumption. The cost of supplies is recorded as an expenditure at the time the inventory is consumed.

Due to/From Other Funds

During the course of operations, numerous transactions occur between individual funds for goods or services; these receivables and payables are classified as "due from" or "due to" other funds on the Balance Sheet.

Fixed Assets

The accounting and reporting treatment applied to the fixed assets are determined by its measurement focus. All proprietary funds are accounted for on a cost of services or "capital maintenance" measurement focus. This means that all assets and all liabilities (whether current or non-current) associated with their activity are included on their balance sheets. Their reported fund equity (net total assets) is reported as Invested in Capital Assets, Net of Related Debt.

Depreciation of all exhaustible fixed assets used by proprietary funds is charged as an expense against their operations; depreciation has been provided over the estimated useful lives using the straight line method. The estimated useful lives are as follows:

Buildings and Improvements	40 years
Equipment	3-10 years

Compensated Absences

Sick leave and other compensated absences with similar characteristics have been accrued as a liability. The amount accrued was based on the probability that the Commission will compensate the employees for the benefits through cash payments as a condition of the employees' termination or retirement.

Notes to Financial Statements- continued

Note 2: Cash and Investments

The composition of cash and investments are as follows:

Cash:

General Fund Checking Accounts	\$ 300,780
Security Deposit Checking	10,918
Investments- Cash Equivalents	3,420,036
Petty Cash	<u>2,249</u>
Financial Statement Total	\$ <u>3,733,983</u>

Investments:

Certificates of Deposit	\$ 600,000
Certificates of Deposit-Security Deposits	100,000
Savings Account	3,384,892
Less: Cash Equivalents, above	<u>(3,420,036)</u>
Financial Statement Total	\$ <u>664,856</u>

Generally the Commission classifies cash and investments with the following risk assumptions:

- 1) Insured or registered in the Commission's name.
- 2) Uninsured or unregistered, held by a broker in the Commission's name.
- 3) Uninsured or unregistered, held by a broker not in the Commission's name.

<u>Categories</u>					
	<u>1</u>	<u>2</u>	<u>3</u>	<u>Carrying</u> <u>Amount</u>	<u>Market</u> <u>Value</u>
Cash:					
Checking A/C's	\$ 311,698	\$	\$	\$ 311,698	\$ 311,698
Petty Cash	2,249			2,249	2,249
Cash Equivalents	<u>3,420,036</u>			<u>3,420,036</u>	<u>3,420,036</u>
Total Cash	\$ <u>3,733,983</u>	\$	\$	\$ <u>3,733,983</u>	\$ <u>3,733,983</u>

Notes to Financial Statements- continued

	Categories			Carrying Amount	Market Value
	1	2	3		
Investments:					
Money market	\$ 3,384,892	\$	\$ 3,384,892	\$ 3,384,892	
C/D's	700,000		700,000	700,000	
Cash Equivalents above	<u>(3,420,036)</u>		<u>(3,420,036)</u>	<u>(3,420,036)</u>	
Total Investments	\$ <u>664,856</u>	\$	\$ <u>664,856</u>	\$ <u>664,856</u>	

Note 3: Accounts Receivable-net

Accounts Receivable Tenants consist of the following:

Accounts Receivable	\$ 57,534
Allowance for Doubtful Accounts	<u>(10,000)</u>

\$ 47,534

Accounts Receivable-other

Account Receivable HUD	\$ 161,462
Accounts Receivable-NEF Assignment Group	193,940
Accounts Receivable- Miscellaneous	9,248
Accrued Interest Receivable	<u>52,451</u>

\$ 464,635

Note 4: Prepaid Expenses

Prepaid expenses consist primarily of unexpired insurance premiums and inventory. Inventory is valued using average cost. Inventory consists of expendable supplies held for consumption and expendable equipment stored pending issuance to projects as needed.

Prepaid Insurance	\$ 132,460
Inventory	302,660
Allowance for Obsolescence	<u>(3,400)</u>
	\$ <u>431,720</u>

Notes to Financial Statements- continued

Note 5: Fixed Asset Analysis.

The following represents the changes in fixed assets for the year:

	* Beginning of Year	Additions	Deletions	End of Year
Land	\$ 1,470,528	\$	\$	\$ 1,470,528
Buildings	39,736,397	2,487,704		42,224,101
Furniture & Equipment-Dwellings	537,688	17,160		554,848
Furniture & Equipment-Admin	1,091,495		5,711	1,085,784
Infrastructure	1,131,659	314,162		1,445,821
Construction in Progress	<u>2,129,700</u>	<u></u>	<u>2,012,555</u>	<u>117,145</u>
	\$46,097,467	\$2,819,026	\$2,018,266	\$46,898,227
Less Accumulated Depreciation	<u>28,458,178</u>	<u>1,997,378</u>	<u>103,966</u>	<u>30,351,590</u>
	<u>\$17,639,289</u>	<u>\$ 821,648</u>	<u>\$1,914,300</u>	<u>\$16,546,637</u>

* Last years leasehold improvements, \$ 132,007 has been removed from the beginning balance; it is part of the equity transfer reported on page 3.

Note 6: Accrued Liabilities

Accrued liabilities consists of the following:

Accrued Wages & Benefits	\$ 74,146
Accrued Liabilities-Other	15,444
Account Payable-HUD	<u>7,963</u>
	<u>\$ 97,553</u>

Note 7: Pension Plan

During 1989, the Commission transferred its plan assets and accumulated benefits from the Employees' Retirement System Defined Benefit Plan administered by the City of Lansing to the Michigan Municipal Employees Retirement System (MERS), an agent for multiple-employer public employee retirement systems that acts as a common investment and administrative agent for municipalities within the state of Michigan.

FUNDING STATUS AND PROGRESS

The following information has been prepared to provide the information necessary to comply with GASB Statements Number 25 and 27. Statement 25 is effective for fiscal years beginning after June 15, 1996 and Statement 27 is effective for fiscal years beginning after June 15, 1998.

All entries and the annual employer contribution amount were based on the actuarial methods and assumptions used in the June 30, 2006 actuarial valuation. The entry age normal actuarial method was used to determine the entries at disclosure.

Notes to financial statements- continued

GASB 25 INFORMATION
as of June 30, 2006

Actuarial Accrued Liability:

Retirees and beneficiaries currently receiving benefits	\$ 2,301,015
Terminated employees not yet receiving benefits	185,747
Current employees -	
Accumulated employee contributions including allocated investment income	22,427
Employer Financed	<u>3,882,521</u>
Total Actuarial Accrued Liability	\$ 6,391,710
Net Assets Available for Benefits at Actuarial Value	<u>6,176,754</u>

(Market Value is \$ 6,013,991)

Unfunded (Over funded) Actuarial Accrued Liability	\$ 214,956
--	------------

GASB 27 INFORMATION
as of June 30, 2006

Fiscal Year Beginning	July 1, 2007
Annual Required Contribution (ARC)	\$ 216,624*
Amortization Factor Used - Underfunded Liabilities (30 years)	0.053632
Amortization Factor Used - Overfunded Liabilities (10 years)	0.119963

* Based on valuation payroll. For divisions that are open to new hires the actual required contribution will be based on current monthly payroll (during the fiscal year beginning July 1, 2007) times the computed employer contribution rate(s) shown in tables 15 and 16. The ARC shown here is the sum of the ARC's calculated separately for each division.

Note 8: Combining Financial Data Schedules.

The totals in the combining Balance Sheet and Combining Income Statement represent unconsolidated totals. Under principals of consolidation, inter fund transactions would be eliminated; the totals in the combined statements follow the financial data schedule format recommended by the U.S. Department of Housing and Urban Development's Real Estate Assessment Center (REAC).

Notes to Financial Statements- continued

Note 9: Risk Management

The Commission is exposed to various risks of loss related to property loss, torts, error and omissions and employee injuries. The Commission purchases commercial insurance to cover the risks of these losses. The Commission had the following insurance in effect during the year:

<u>Types of Policies</u>	<u>Coverage's</u>
Property	\$ 65,130,000
General Liability	5,000,000
Errors & Omissions	1,000,000
Automobile	1,000,000
Worker's Compensation and other riders:	
Coverage's required by the State of Michigan	

Note 10: Management Agreement

The Commission formed the Lansing Housing Commission Non Profit Development Corporation, (LHCNPDC), a non stock, non profit corporation, 501(C)- the board is comprised of the same members as the Housing Commission. The Commission also formed the Oliver Garden, LLC, (LLC) which is comprised of the LHCNPDC (99%), and the Housing Commission (1%).

The LLC entered into a Limited Partnership; the Oliver Gardens Limited Dividend Housing Association Limited Partnership (Partnership). The Partnership has a general partner and a limited partner. The general partner is the LLC (.01 % interest) and a limited partner- NEF Assignment Corporation (99.99 % interest) a separate entity.

The intent of the Partnership is to develop a 30 unit Section 8 project based development; which the Commission will manage.

HUD has approved the above entities and has issued a legal opinion stating no identity of interest exists between the above entities and further that the LLC may enter into a contract to develop the 30 unit project based development.

The Partnership will own the assets; the Commission will receive the management fee and .01% of the profit or loss from the operations. A management agreement was entered into as of June 30, 2006; the development was incomplete as of June 30, 2006, no fees have been earned.

Lansing Housing Commission

30-Jun-06

MI-058

Combining Balance Sheet		Low Rent 14.850	New Construc- tion Section 8	Shelter Plus Program	Section 8 Housing Choice Voucher Program	Capital Projects Funds 14.872	TOTAL
Line Item #							
	ASSETS:						
	CURRENT ASSETS:						
	Cash:						
111	Cash - unrestricted	1,063,089	201,067	4,219	2,134,243	320,447	3,723,065
112	Cash - restricted - modernization and development						-
113	Cash - other restricted						-
114	Cash - tenant security deposits	10,918					10,918
100	Total cash	1,074,007	201,067	4,219	2,134,243	320,447	3,733,983
	Accounts and notes receivables:						
121	Accounts receivable - PHA projects						-
122	Accounts receivable - HUD other projects	-		-	-	161,462	161,462
124	Accounts receivable - other government						-
125	Accounts receivable - miscellaneous	203,103					203,103
126	Accounts receivable- tenants - dwelling rents	57,619		-			57,619
126.1	Allowance for doubtful accounts - dwelling rents	(10,000)					(10,000)
128	Fraud recovery						-
128.1	Allowance for doubtful accounts - fraud						-
129	Accrued interest receivable	52,451	-				52,451
120	Total receivables, net of allowances for doubtful accounts	303,173	-	-	-	161,462	464,635
	Current investments						-
131	Investments - unrestricted	600,000	-	0	64,856		664,856
132	Investments - restricted						-
142	Prepaid expenses and other assets	132,460	-				132,460
143	Inventories	302,660					302,660
143.1	Allowance for obsolete inventories	(3,400)					(3,400)
144	Interprogram - due from	591,359	-	16,681	16,681		624,721
146	Amounts to be provided						-
150	TOTAL CURRENT ASSETS	3,000,259	201,067	20,900	2,215,780	481,909	5,919,915
	NONCURRENT ASSETS:						
	Fixed assets:						
161	Land	1,470,528	-	-	-		1,470,528
162	Buildings	41,625,032				599,069	42,224,101
163	Furniture, equipment & machinery - dwellings	511,884	-			42,964	554,848
164	Furniture, equipment & machinery - administration	991,092	-	-	35,962	58,730	1,085,784
165	Leasehold improvements					-	-
166	Infrastructure	-					-
167	Construction in Progress	-				117,145	117,145
168	Infrastructure	1,445,821					1,445,821
166	Accumulated depreciation	(30,298,803)	-	-	(16,633)	(36,154)	(30,351,590)
160	Total fixed assets, net of accumulated depreciation	15,745,554	-	-	19,329	781,754	16,546,637
171	Notes and mortgages receivable - non-current						-
172	Notes and mortgages receivable-non-current-past due						-
174	Other assets						-
175	Undistributed debits						-
176	Investment in joint ventures						-
180	TOTAL NONCURRENT ASSETS	15,745,554	-	-	19,329	781,754	16,546,637
190	TOTAL ASSETS	18,745,813	201,067	20,900	2,235,109	1,263,663	22,466,552

	LIABILITIES AND EQUITY:						
	LIABILITIES:						
	CURRENT LIABILITIES	-					
311	Bank overdraft	-					-
312	Accounts payable ≤ 90 days	50,302	-	0	64,856	-	115,158
313	Accounts payable > 90 days past due						-
321	Accrued wage/payroll taxes payable	74,146					74,146
322	Accrued compensated absences	31,508	339		10,211		42,058
324	Accrued contingency liability						-
325	Accrued interest payable						-
331	Accounts payable - HUD PHA programs		7,963	-			7,963
332	Accounts Payable - PHA Projects						
333	Accounts payable - other government	51,672	-	-			51,672
341	Tenant security deposits	100,947		0	-		100,947
342	Deferred revenues	17,658					17,658
343	Current portion of Long-Term debt - capital projects						-
344	Current portion of Long-Term debt - operating borrowings						-
345	Other current liabilities	15,444					15,444
346	Accrued liabilities - other	-					-
347	Inter-program - due to	16,681	1,142	16,681	108,308	481,909	624,721
310	TOTAL CURRENT LIABILITIES	358,358	9,444	16,681	183,375	481,909	1,049,767
	NONCURRENT LIABILITIES:						
351	Long-term debt, net of current- capital projects						-
352	Long-term debt, net of current- operating borrowings						-
353	Noncurrent liabilities- other	-					-
354	Accrued Compensated Absences-non current	126,033	1,358		40,844		168,235
350	TOTAL NONCURRENT LIABILITIES	126,033	1,358	-	40,844	-	168,235
300	TOTAL LIABILITIES	484,391	10,802	16,681	224,219	481,909	1,218,002
	EQUITY:						
501	Investment in general fixed assets						-
	Contributed Capital:						
502	Project notes (HUD)						-
503	Long-term debt - HUD guaranteed						-
504	Net HUD PHA contributions	-	-	-			-
505	Other HUD contributions	-					-
507	Other contributions	-					-
508	Total contributed capital	-	-	-	-	-	-
508.1	Investment in Fixed Assets net of related debt	15,745,554		-	19,329	781,754	16,546,637
	Reserved fund balance:						-
509	Reserved for operating activities						-
510	Reserved for capital activities						-
511	Total reserved fund balance	-	-	-	-	-	-
512	Undesignated fund balance/retained earnings	-	-	-	-	-	-
512.1	Unrestricted Net Assets	2,515,868	190,265	4,219	1,991,561		4,701,913
513	TOTAL EQUITY	18,261,422	190,265	4,219	2,010,890	781,754	21,248,550
600	TOTAL LIABILITIES AND EQUITY	18,745,813	201,067	20,900	2,235,109	1,263,663	22,466,552

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Lansing Housing Commission

30-Jun-06

MI-058

	Combining Balance Sheet	Low Rent 14.850	New Construc- tion Section 8	Shelter Plus Program	Section 8 Housing Choice Voucher Program	Capital Projects Funds 14.872	TOTAL	TOTAL
Line Item #								
	REVENUE:							
703	Net tenant rental revenue	1,574,874		-				1,574,874
704	Tenant revenue - other	135,002						135,002
705	Total tenant revenue	1,709,876	-	-	-	-	-	1,709,876
706	HUD PHA grants	2,060,064	459,264	195,510	8,585,755	1,555,752	-	12,856,345
708	Other government grants							-
711	Investment income - unrestricted	83,516	-	-	59,959			143,475
712	Mortgage interest income	-						-
714	Fraud recovery		-	-	24,474			24,474
715	Other revenue	129,131	2,740	-	2,540			134,411
716	Gain or loss on the sale of fixed assets	(49,908)			(324)			(50,232)
720	Investment income - restricted							-
700	TOTAL REVENUE	3,932,679	462,004	195,510	8,672,404	1,555,752	-	14,818,349
	EXPENSES:							
	Administrative							
911	Administrative salaries	622,828	6,612	10,048	458,075		-	1,097,563
912	Auditing fees	6,000	-	-	2,500			8,500
913	Outside management fees			-	-			-
914	Compensated absences	20,762	-	-	11,524			32,286
915	Employee benefit contributions- administrative	331,585	3,658	898	252,972		-	589,113
916	Other operating- administrative	226,280	59	-	215,972	315,261	-	757,572
	Tenant services							
921	Tenant services - salaries	-						-
922	Relocation costs							-
923	Employee benefit contributions- tenant services	-						-
924	Tenant services - other	5,242		-		-	-	5,242
	Utilities							
931	Water	344,494						344,494
932	Electricity	145,088						145,088
933	Gas	430,066						430,066
934	Fuel	-						-
935	Labor							-
937	Employee benefit contributions- utilities							-
938	Other utilities expense	44,114						44,114
	Ordinary maintenance & operation							
941	Ordinary maintenance and operations - labor	876,878						876,878
942	Ordinary maintenance and operations - materials &	323,930						323,930
943	Ordinary maintenance and operations - contract cost	522,398			7,758			530,156
945	Employee benefit contributions- ordinary mainten	497,377						497,377
	Protective services							
951	Protective services - labor							-

LANSING HOUSING COMMISSION
Schedule of Expenditures of Federal Awards
For the Year Ended June 30, 2006

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Direct Programs:

	<u>Annual Program Expenditures</u>
* <u>CFDA 14.850 Public and Indian Housing</u>	
C-3007 Operating Subsidies	\$ <u>2,060,064</u>
* <u>CFDA 14.872 Capital Projects Funds</u>	
C-3007 Capital Projects Funds	\$ <u>1,555,752</u>
* <u>CFDA 14.855 Housing Choice Vouchers</u>	
C-3118V Section 8 Housing Choice Vouchers	\$ <u>8,585,755</u>
* <u>CFDA 14.182 N/C S/R Section 8</u>	
C-3015 Section 8 New Construction	\$ <u>459,264</u>
<u>CFDA 14.238 Supportive Service</u>	
C-3007 Shelter Plus Care	\$ <u>195,510</u>
	\$ <u>12,856,345</u>

*Connotes Major Program Category

Schedule of Expenditures of Federal Awards- continued

Significant Account Policies

The accounting policies of the Commission conform to generally accepted accounting principles as applicable to governmental proprietary funds. The financial statements contained in the Commission's annual audit report are prepared on the accrual basis of accounting; revenues are recognized when earned, expenses are recorded when the related services or product are received.

Risk management

The Commission is exposed to various risks of loss related to property loss, torts, error and omissions and employee injuries. The Commission purchases commercial insurance to cover the risks of these losses. The Commission had the following insurance in effect during the year:

<u>Types of Policies</u>	<u>Coverage's</u>
Property	\$ 65,130,000
General Liability	5,000,000
Automobile Liability	1,000,000
Dishonesty Bond	1,000,000
Worker's Compensation and other riders: minimum coverage's required by the State of Michigan	

LANSING HOUSING COMMISSION
Status of Prior Audit Findings
June 30, 2006

The prior audit of the Lansing Housing Commission for the period ended June 30, 2005, contained two audit findings; the corrective actions are as follows:

1) Tenant Accounting Discrepancies- A review of the files did not reveal any reportable conditions; this finding was resolved satisfactorily.

2) Tenant Accounting Discrepancies- Section 8 Program, A review of the files did not reveal any reportable conditions; this finding was resolved satisfactorily.

LANSING HOUSING COMMISSION
Report on Compliance Applicable with Requirements to
Each Major Program and on Internal Control over
Compliance in Accordance with OMB Circular A-133
June 30, 2006

Compliance

I have audited the compliance of Lansing Housing Commission with the types of compliance requirements described in the U. S. Office of Management and Budget (OMB) Circular A-133 Compliance Supplement that are applicable to each of its major federal programs for the year ended June 30, 2006. Lansing Housing Commission's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs. Compliance with the requirements of laws, regulations, contracts, and grants applicable to each of its major federal programs is the responsibility of Lansing Housing Commission's management. My responsibility is to express an opinion on Lansing Housing Commission's compliance based on my audit.

I conducted my audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*. Those standards and OMB Circular A-133 require that I plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about Lansing Housing Commission's compliance with those requirements and performing such other procedures as I considered necessary in the circumstances. I believe that my audit provides a reasonable basis for my opinion. My audit does not provide a legal determination of Lansing Housing Commission's compliance with those requirements.

In my opinion, Lansing Housing Commission complied, in all material respects, with the requirements referred to above that are applicable to each of its major federal programs for the year ended June 30, 2006.

Internal Control over Compliance

The management of Lansing Housing Commission entity is responsible for establishing and maintaining effective internal control over compliance with the requirements of laws, regulations, contracts, and grants applicable to federal programs. In planning and performing my audit, I considered Lansing Housing Commission's internal control over compliance with requirements that could have a direct and material effect on a major federal program in order to determine my auditing procedures for the purpose of expressing my opinion on compliance and to test and report on the internal control over compliance in accordance with OMB Circular A-133.

My consideration of the internal control over compliance would not necessarily disclose all matters in the internal control that might be material weaknesses. A material weakness is a condition in which the design or operation of one or more of the internal control components does not reduce to a relatively low level the risk that noncompliance with applicable requirements of laws, regulations, contracts, and grants that would be material in relation to a major federal program being audited may occur and not be detected within a timely period by employees in the normal course of performing their assigned functions. I noted no matters involving the internal control over compliance and its operation that I consider to be material weaknesses.

This report is intended solely for the information and use of management and the U. S. Department of Housing and Urban Development and is not intended to be and should not be used by anyone other than these specified parties.

Certified Public Accountant

September 22, 2006

LANSING HOUSING COMMISSION
Report on Compliance and on Internal Control over
Financial Reporting Based on an Audit of Financial
Statements Performed in Accordance with
Government Auditing Standards
June 30, 2006

I have audited the financial statements of Lansing Housing Commission, Lansing, Michigan, as of and for the year ended June 30, 2006, and have issued my report thereon dated September 22, 2006. I conducted my audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

Compliance

As part of obtaining reasonable assurance about whether Lansing Housing Commission's financial statements are free of material misstatement, I performed tests of its compliance with certain provisions of laws, regulations, contracts, and grants, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of my audit, and accordingly, I do not express such an opinion. The results of my tests disclosed no instances of noncompliance that are required to be reported under *Government Auditing Standards*.

Internal Control Over Financial Reporting

In planning and performing my audit, I considered Lansing Housing Commission's internal control over financial reporting in order to determine my auditing procedures for the purpose of expressing my opinion on the financial statements and not to provide assurance on the internal control over financial reporting. I did not note any matters relating to significant deficiencies in the design or operation of the internal control over financial reporting that, in my judgment, could adversely affect Lansing Housing Commission's ability to record, process, summarize, and report financial data consistent with the assertions of management in the financial statements.

A material weakness is a condition in which the design or operation of one or more of the internal control components does not reduce to a relatively low level the risk that misstatements in amounts that would be material in relation to the financial statements being audited may occur and not be detected within a timely period by employees in the normal course of performing their assigned functions. My consideration of the internal control over financial reporting would not necessarily disclose all matters in the internal control that might be reportable conditions and, accordingly, would not necessarily disclose all reportable conditions that are also considered to be material weaknesses. However, I believe no reportable conditions or material weaknesses exist.

This report is intended solely for the information and use of management and the U. S. Department of Housing and Urban Development and is not intended to be and should not be used by anyone other than these specified parties.

Certified Public Accountant

September 22, 2006

LANSING HOUSING COMMISSION
Schedule of Findings and Questioned Cost
June 30, 2006

Summary of Auditor's Results:

Programs:

	<u>Major Program</u>	<u>Non Major Program</u>
Low income Public Housing	X	
Capital Projects Fund	X	
Housing Choice Voucher Program	X	
N/C S/R Section 8	X	
Shelter Plus Care		X

Opinions:

General Purpose Financial Statements-

Unqualified

Material weakness(es) noted	_____ Yes	_____ <u>X</u> No
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Reportable condition(s) noted	_____ Yes	_____ <u>X</u> No
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Non Compliance material to financial statements noted	_____ Yes	_____ <u>X</u> No
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Report on compliance for Federal programs-

Unqualified

Material weakness(es) noted	_____ Yes	_____ <u>X</u> No
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Reportable condition(s) noted	_____ Yes	_____ <u>x</u> No
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Non Compliance material to financial statements noted	_____ Yes	_____ <u>X</u> No
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Thresholds:

Dollar limit used to determine type A & B programs- \$ 300,000

The Auditee did qualify as a low risk auditee.